



MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # 308-2005

LETTER TO COMMISSION

TO: Mayor David Dermer and Members of the City Commission

FROM: City Manager Jorge M. Gonzalez

DATE: December 15, 2005

SUBJECT: **Scott Rakow Status Report**

The purpose of this LTC is to provide you with the latest update on the status of the City's efforts on the Scott Rakow Youth Center project.

On October 10, 2003 the construction permit for the Scott Rakow Youth Center (the Project) was transferred to F&L Construction (F&L), one of the City's Job Order Contractors (JOC) due to the default of the original contractor.

F&L was tasked to complete Phase I, correct the existing deficiencies in the construction, and obtain a Temporary Certificate of Occupancy (TCO) so that the Center could re-open. The TCO was achieved on January 9, 2004 and the new ice rink and expansion has been operating since then. F&L, at the direction of CIP and in coordination with the Building Department, has continued to make corrections to the construction, has added some features and new minor scope requested by the City, and has complied with the code related matters that were previously noted in the TCO punch list. F&L and CIP are currently addressing some pending issues with the purpose of obtaining the Final Certificate of Occupancy for Phase I.

Below is a listing of the items that are being addressed and that are pending and their status for Phase One:

A. Certificate of Occupancy Remaining Items:

- Flood Proofing Certificate: Received from Corradino.
- Letter of Compliance to MDWASD in process.
- The completion of the Decorative Fins is anticipated by mid January, 2006.
- Planning and Zoning has agreed to transfer one remaining planning item to Phase II in order to facilitate the closeout of Phase I. This item is described as follows:
 - Additional Screening at the roof level to screen an existing mechanical equipment room which was not previously in the Project scope. This may be solved by the completion of the decorative Fins and if it is determined that the screening is required it will be completed as part of Phase II. Certificate of Occupancy Remaining Items:

In order to implement the remaining items on the original Phase Two scope and also address some other enhancements and improvements to the facility, the City has retained the services of one of the architectural firms in the existing list of rotating consultants to prepare an updated Master Plan which will also include items not previously in the scope of the Project. CIP and the firm of Brown and Brown, Inc. (B&B), have met separately, and with Parks & Recreation staff to review the scope and the facility's needs as well as to review items which the Administration wishes to include in the scope. Following is a status of Phase II of the Project and current activities.

CIP has executed an Agreement with B&B to develop a Master Plan for the completion of original scope for the Project as well as the other renovations approved by the City Manager which are listed below. The Project's Phase II will be separated into several different segments which will be addressed as complete stand alone packages that are independent of each other and will cause the least disruption to the facility during construction, keeping in mind that the Center will remain open during construction.

B&B performed a site visit, on 10-5-05 to verify scope of work in order to prepare a services proposal for the Project. The proposal was received on 10-10-05 and has been executed. A start date of 10-19-05 was established for the preparation of the new Master Plan with a duration of 60 days for completion of the process which has been agreed upon. The fifty percent (50%) master plan submittal was submitted on 12-5-05 and on schedule. The items included in B&B's scope of work are attached as Exhibit A.

In addition, at the request of staff and the residents, a new air conditioning system and a new water heater for the existing restrooms in the outside patio will be installed. At the City Commission meeting of October 19, 2005, the funding and scope for this portion of the Project were approved. F&L has been directed to provide design and construction documents for the new air conditioning system and tank-less water heater at the restroom building. Currently, F&L has commissioned Fraga Engineers (Fraga) to prepare the permit documents. The documents were submitted for permit on 10-05-05 and the review comments from the Building Department were returned on 10-13-05. Fraga is addressing the comments. F&L will provide a construction schedule and starting date as soon as the permit is approved. An appropriation for \$80,696 was approved by the City Commission.

The Swimming Pool Filtration System has been found to be in need of renovation and replacement. CIP has retained the services of another of the City's JOC contractors, F.H. Paschen (Paschen), for this purpose. A Project Initiation Meeting was held on 9-28-05 and a scope meeting between CIP and the JOC Contractor was held on 10-5-05. The JOC Contractor has been tasked to prepare the necessary design / construction documents and a permitted set of plans for approval by the City's Building Department and any other regulatory agency having jurisdiction such as but not limited to the Department of Health. Included in the scope are any modifications to the existing structure as well as modifications to the electrical, mechanical and plumbing systems required by said design and installation.

Currently, B&B and Paschen are coordinating the pool filtration requirements and are scheduling both mechanical and structural engineers to visit the site in order to get a better understanding of the design requirements. CIP scheduled a progress meeting with the Pool Filtration Specialist and his Engineer and B&B to review the system requirements for 10-27-05 which had to be postponed due to hurricane Wilma. The meeting was rescheduled for November 18, 2005 and held on that date. The pool filtration design system requirements were established during the meeting. Paschen is preparing a design cost proposal and schedule for said design and permit process. When design documents are approximately seventy five percent (75%) complete an estimate of probable construction cost will be provided by the JOC Contractor and a construction proposal prepared. Funding will need to be appropriated and CIP's goal is to present it at the March Commission Meeting. Currently the cost is estimated at \$250,000 which includes piping, equipment, electrical, structural, etc. The permit set will address the following:

- Accommodate a new pool filtration system in the existing pool pump room at the Center. The existing room needs to be reconfigured to fit the new equipment.

- Design and permit the necessary electrical, plumbing and mechanical systems necessary for the installation of said pool filtration system.
- Relocate the pool heaters to the pool pump room.
- Relocate chemical chlorine tanks to an exterior secured walled in an area near the maintenance entrance.
- Convert the area where pool pumps and chemical storage tanks are currently located into an entrance/exit to the facility which can be utilized after completion of Phase II as the exit/entrance to the playground by the children. This will enable access to the future playground directly without having to go through the pool area, which is a safety concern.
- The pool pump room is showing signs of concrete spalling at the deck above that needs repair. B&B will evaluate the condition and provide correction methods as well as provide direction on the redesign of existing walls which is needed for the placement of the new equipment.
- Access to the room from the exterior door will be studied and planned.
- Included in the scope of work is steel shelving for three storage closets on the second floor adjacent to the Game room. The shelving should be braced as necessary.
- The team will also evaluate and determine the cause of leaking at the existing storefront windows and provide methods for correcting the problem.

Mondo Flooring for the New Ice Rink and for the Indoor Patio is currently being installed and both were complete by December 8, 2005. The original contract called for Mondo flooring in these areas. IBLA never installed the floor in the Patio Area and installed the wrong material in the Ice Rink. The floor in the Ice Rink is currently being replaced while the floor in the Patio area is already complete. The cost of the newly installed flooring will be part of the recovery from the bonding company.

New Mondo Flooring and new Retractable Bleachers for the Gymnasium have been suggested as part of the enhancements and improvements for the facility. In order not to wait for the start of Phase II construction, CIP has requested a cost proposal for the retractable bleachers and the gym flooring. The current quote is for \$39,655 for the gym flooring and \$16,375 for the bleachers. A total of \$56,030 plus contingency and CIP fees would have to be appropriated and the Administration intends to bring this request to the City Commission once the Phase II master plan is complete and a recommendation regarding the solution of the moisture intrusion in the gym wall adjacent to the ice rink is made by B&B. The equipment can be installed eight weeks after a Notice to Proceed.

CIP is also coordinating the purchase of a bicycle rack and three (3) trash receptacles for the front plaza as part of the enhancements to the facility.

The Scott Rakow Youth Center Improvement Project was initiated in 1994 and was part of the original \$15 million Parks Bond issue. The original scope called for the expansion and renovation of the ice rink and other improvements to the Center. During the process of design the ice rink scope was increased and a larger facility was planned and designed. In June 1996, the Mayor and City Commission approved the Master Plan for the improvements to the City's Parks and Recreation facilities of which the Project was a component. An Agreement with the firm Carr Smith Corradino (Corradino) was executed on July 16, 1996 for design, bidding and construction administration for the Project.

At the completion of the construction documents, Notice to Proceed was given to International Builders of Latin America (IBLA) on April 9, 2001 for the construction of the Project. At the time, the Project was divided into two distinct phases, Phase I to construct a new ice rink addition to the Center and Phase II to renovate and remodel the existing facility.

Construction began on April 24, 2001 and soon thereafter problems arose with the quality and completeness of the documents that had been permitted and with the performance of the contractor. After several attempts to keep the Project on schedule the decision was made to declare the contractor in default of the contract and the default was certified on July 21, 2003. Many of the delays experienced on the Project have been due to the failure of the contractor to perform on the contract in a timely way which led to the eventual default.

I trust this status report provides sufficient information regarding the on going construction activities at the Scott Rakow Youth Center. We believe that after overcoming the significant delays that have been experienced the facility will become one of the best in the City and one of which the residents and visitors will be proud. Please feel free to contact me for further questions or information.

JMG:TH:JECh

C: Tim Hemstreet, Assistant City Manager
Robert M. Middaugh, Assistant City Manager
Scott Rakow Advisory Board
Jorge E. Chartrand, CIP Director

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